

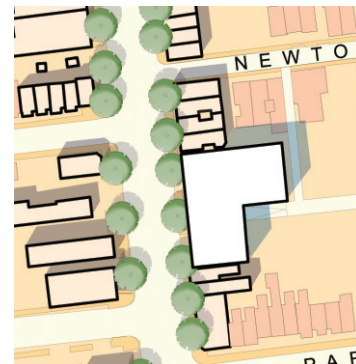
Vi. Redevelopment Opportunity Sites **PARK VIEW/ PARK MORTON**

C-2-A Zoning

Lot Occ. Max: 60%
Height Limit: 50'
FAR Maximum: 2.5



Key Plan



DETAIL PLAN A.1

3500 East - Option 1

Site area: 18,000sf (approx.)

- New 6 story residential infill development
- 72 dwelling units
- 38 parking spaces (structured)
- 2,600sf ground floor commercial space



DETAIL PLAN A.2

3500 East - Option 2

Site area: 18,000sf (approx.)

- New 3 story residential infill development
- 12 dwelling units
- 12 surface parking spaces



DETAIL PLAN B. 1

3400 East - Option 1

Site area: 24,000sf (approx.)

- New 4 story mixed use development
- 50 dwelling units
- 30 surface parking units
- 4,000 sf ground floor commercial space

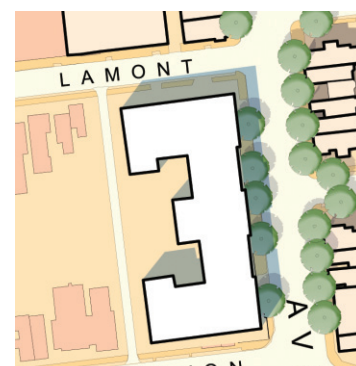


DETAIL PLAN B. 2

3400 East - Option 2

Site area: 24,000sf (approx.)

- New 3 & 4 story residential development
- 21 dwelling units (12 apartment units & 9 self park row house units)
- 31 surface parking units

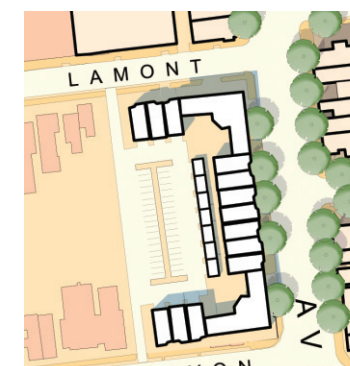


DETAIL PLAN C.1

3200 West - Option 1

Site area: 39,000sf (approx.)

- New 4 story mixed use development
- 80 dwelling units
- 5,000sf ground floor commercial space or potential site for 15,000 -20,000sf ground floor institutional use (library)
- 100 structured parking units



DETAIL PLAN C.2

3200 West - Option 2

Site area: 39,000sf (approx.)

- New 3 & 4 story residential development
- 37 dwelling units (24 apartment units & 13 self park rowhouse units)
- 48 surface parking units